

# Breckland Local Plan Update

Call for Sites 2022:

Submitted Sites

(Thompson)

December 2022

## **1 INTRODUCTION**

Background  
Next Steps

## **2 SUBMITTED SITES BY PARISH**

### **Thompson**

1. LPR/C4S/DEV/108: East of Watton Road
2. LPR/C4S/DEV/140: Woodside Farm
3. LPR/C4S/DEV/170: Tottington Road
4. LPR/C4S/DEV/171: Marlpit Road
5. LPRC4SDEV376 Reggys Griston Rd
6. LPRC4SDEV377 Walsingham Field Carfield Farm

# The Call for Sites

Breckland Council has begun an update of the Council's Local Plan

In 2022 we undertook a Call for sites to invite suggestions for sites that could be suitable for development.

This study will inform the review of sites in the Local Plan and is the first step in the process, and will be followed by more detailed site assessment and consultation before any decisions are made on the future allocation of sites. We may also have further 'Call for Sites' opportunities as the review of the Local Plan progresses.

This document publishes all the sites that were submitted. It presents a map of each site and the information that was submitted on the Call for Sites form.

Please note: Where additional information was submitted this has been noted and this information will also be placed on the Council's Website in due course.

## **It is important to note the following:**

- **This report is provided for information only and is the original information that was provided by the person who submitted the site and has not been produced by the District Council.**
- **We have not yet completed an assessment of the sites ourselves to verify the submitted information and have not undertaken any spelling or other corrections before publishing the submitted information.**
- **We are not yet at a stage to make recommendations on any of the submitted sites in terms of their development potential.**

## Next Steps

The sites that have been submitted will be assessed in line with steps set out in a Site Assessment Methodology Report (SAMR) that is being prepared. We will publish our initial findings in a draft SAMR for comment.

The SAMR itself **will not** determine whether sites will be allocated in the Local Plan. It is an information gathering exercise and will inform more detailed site assessment stages. Potential site options will be consulted on as the Local Plan Review progresses and will be subject to public and stakeholder consultation.

Sites that are ultimately proposed for development in the Local Plan Review will be subject to independent scrutiny by a Planning Inspector when the Local Plan is submitted for examination.



## **Breckland Local Plan Update**

### **Call for Potential Development Sites (2022)**

**Breckland District Council**

**March 2022**

This form should be used to promote land for the Call for Sites. The 'Call for Sites' is the opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 20 to 30 years. The site suggestions received by us will be used to inform the update of the Local Plan. The call for sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work (as set out in the accompanying Guidance Note).

For further information on the Call for Sites please refer to the accompanying Guidance Note and frequently asked questions

How to complete the form:

- Please complete separate forms for each site promoted
- Please provide your name and email address so we can contact you to clarify or to seek further information if needed
- Please provide a location plan (on an OS map base) clearly identifying the extent of the site boundary
- Where there are multiple landowners, landownership boundaries must be defined. Please confirm whether every landowner has agreed that their land be promoted for possible development
- In order to provide us with a complete picture please provide as much information as possible

The council has undertaken similar call for site exercises in the past. However, as this is a new Plan with additional questions on deliverability and availability, it is important to note that sites previously submitted to the council for consideration **will not** be considered as part of the review of the Local Plan. Only sites that are submitted through this exercise will be considered further. The outcome of the assessment will be made publicly available, and the intention is that the assessment will be reviewed periodically.

Wherever possible, submissions should be completed and saved electronically and emailed to us at: [planning.policyteam@breckland.gov.uk](mailto:planning.policyteam@breckland.gov.uk). Alternatively, completed forms can be printed and returned to us by post using the address below:

Breckland Council: Local Plan Update:  
Call for Sites  
Planning Department  
Breckland Council  
Elizabeth House,  
Walpole Loke,  
Dereham, Norfolk,  
NR19 1EE

Sites should be submitted to the council by **17:00 on 20 May 2022**. Sites submitted after this point may not be accepted and consequently not considered.

<b>Housing:</b>	
Sites should be capable of accommodating five dwellings or more and / or have an area of 0.25 hectares or more	<p>Housing can include dwelling houses, houses in multiple occupation and some types of other communal accommodation such as residential institutions and supported living such as Extra Care sites, sites for Gypsy and Travelers and Travelling Showpeople can also contribute to meeting housing needs.</p> <p>The extent to which more specialist forms of housing will contribute towards meeting the Council's housing requirement is subject to scrutiny of various factors including, the amount of market housing that would be released back into the overall supply or the number of separate dwellings developments would deliver.</p>
<b>Economic Development and Other Uses:</b>	
Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

The council can only consider sites which are within the administrative area of Breckland Council. However, cross boundary sites, where part of the site is within Breckland and broad locations will be considered.

**More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.**



All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Breckland Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Housing Market Area partners, and external consultants, working on our behalf, who may contact you about your site. We will also publish your submission as part of the Local Plan process. Any personal data will be removed.

## Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)

### SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS			
Name	<div></div>		
Organisation (if applicable)	Brown & Co		
Email	<div></div>		
Telephone	<div></div>		
Your address	<div></div>		
Postcode	<div></div>		
Please state whether you are:			
The Landowner		A Planning Consultant	/
A Developer		Planning / Land Agent	
A Registered Social Housing Provider		Resident / Parish or Town Council	
Other (please specify)	n/a		
If acting on behalf of a landowner /developer please provide their details	<div></div>		

## SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	Land to the east of Watton Road, Thompson
Postcode	IP24 1PJ
Total site area (hectares)	1.915 hectares
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	entire site is suitable for development
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Yes
Is the site Brownfield or greenfield? (If both please provide the area split)	Greenfield
Are there any buildings or uses on site that are to be retained?	No



## PROPOSED DEVELOPMENT

### SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	/	Affordable only	
	First homes		Housing for older people	/
	Custom/self-build	/	Student	
	Gypsy and traveller site		Travelling showpeople site	
	A mix of housing types:	/		
Other (Please specify)	n/a			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	25-30 dwellings			

## SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.  
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES				
Type of development proposed (please tick all that apply)	Employment		Retail	
	Leisure		Health	
	Community uses		Biodiversity net gain	
	Public open space / sports		Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed				
Estimate of the floorspace for each use proposed in square metres				

## AVAILABILITY

### SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	/	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)	n/a					
Names and contact details for all owners of the site (if different from Section 1)			see section 1			
Have the owners of all parts of the site indicated support for your proposals for the site?			Yes			

## SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		/	
Does any further land need to be acquired to develop the site?		/	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		/	

## SUITABILITY

## SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	/	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	A new access from Watton Road			
Do you control the land necessary to provide safe vehicular access to the site?	within the highway boundary			

## SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	/		
	Mains sewerage			/
	Electrical supply	/		
	Gas supply		/	
	Broadband	/		
	Other (please specify):			

## DELIVERABILITY

### SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	/	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	30 dwellings per year			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		/		
Is there known developer interest in the site?		/		
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?		/		
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		/		

## OTHER INFORMATION

### SECTION 10: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

#### SECTION 10: OTHER RELEVANT INFORMATION

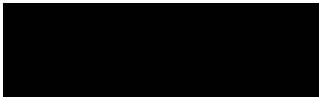
The site could be allocated as a residential development in a range of ways to suit the requirements of the District Council. Firstly the entire site could be allocated, alternatively the landowner would be willing to accept a residential allocation on part of the site to suit the District Council's requirements.

It is important to note that the entire site is located outside of the catchment areas of the River Wensum SAC and the Broads SAC and Ramsar site, so that the nutrient neutrality issues that are affecting residential development across other parts of the Breckland District and the County will not be an issue for development of this site.

This is an extremely important factor for the District Council to take into account in the site selection process as its location outside the catchment areas increases the suitability and deliverability of a residential development on this site.

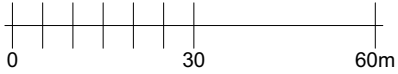
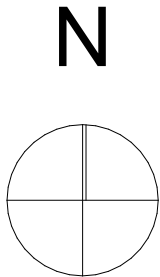
The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

**If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☒**

<b>Signature</b>		<b>Date</b>	20/05/2022
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Issue Status			
Call For Sites			
This drawing is copyright. Only figured dimensions to be worked to.			
Revision	Drawn	Check	Date



client		
[Redacted Client Name]		
Land west of Watton Road, Thompson, Norfolk, IP24 1PJ		
drawing		
Location Plan		
date	19.05.22	scale 1:1250 @ A3
drawn	JRW	check MDR



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### **Call for Potential Development Sites (2022)**

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Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

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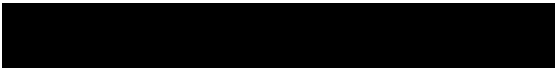
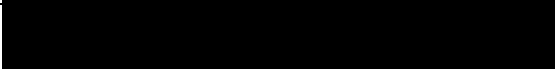
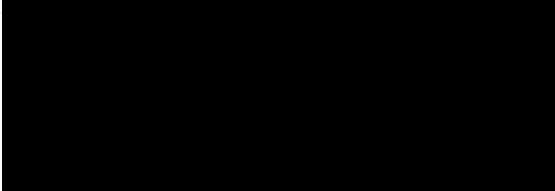


**More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.**



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## Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)

### SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS			
Name			
Organisation (if applicable)	Brown & Co.		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner		A Planning Consultant	/
A Developer		Planning / Land Agent	
A Registered Social Housing Provider		Resident / Parish or Town Council	
Other (please specify)	n/a		
If acting on behalf of a landowner /developer please provide their details			

## SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	Woodside Farm, Watton Road, Thompson, Thetford
Postcode	IP24 1PJ
Total site area (hectares)	3.13 hectares
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	see section 10
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Yes
Is the site Brownfield or greenfield? (If both please provide the area split)	Both, development on the poultry unit part of the site is brownfield and there is undeveloped land to the south / south west which is greenfield. The brownfield site area is 1.15 ha and the greenfield site area is 1.98 ha.
Are there any buildings or uses on site that are to be retained?	The total site has a poultry unit on part of the site which the landowner is prepared to remove if the site is accepted for a residential development, there is also an area of undeveloped land to to south which could be considered on its own or in combination with the poultry unit.

## PROPOSED DEVELOPMENT

### SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	/	Affordable only	
	First homes		Housing for older people	/
	Custom/self-build	/	Student	
	Gypsy and traveller site		Travelling showpeople site	
	A mix of housing types:	/		
Other (Please specify)	n/a			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	The estimated total number of dwellings is 50-60. The number of dwellings on the poultry unit site area is 15-20 and number of dwellings on the greenfield site is 35-40.			

## SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.  
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES				
Type of development proposed (please tick all that apply)	Employment		Retail	
	Leisure		Health	
	Community uses		Biodiversity net gain	
	Public open space / sports		Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed				
Estimate of the floorspace for each use proposed in square metres				

## AVAILABILITY

### SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	/	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)	n/a					
Names and contact details for all owners of the site (if different from Section 1)			as section 1			
Have the owners of all parts of the site indicated support for your proposals for the site?			Yes			



## SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		/	
Does any further land need to be acquired to develop the site?		/	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		/	

## SUITABILITY

## SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	/	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	Existing site access on Watton Road			
Do you control the land necessary to provide safe vehicular access to the site?	Yes			

## SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	/		
	Mains sewerage			/
	Electrical supply	/		
	Gas supply		/	
	Broadband	/		
	Other (please specify):	n/a		

## DELIVERABILITY

### SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	/	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	50 dwellings per year			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		/		
Is there known developer interest in the site?		/		
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?		/		
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		/		

## OTHER INFORMATION

### SECTION 10: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

#### SECTION 10: OTHER RELEVANT INFORMATION

The site could be allocated as a residential development in a range of ways to suit the requirements of the District Council. Firstly the entire site could be allocated which would require the removal of the poultry unit and its associated buildings. The landowner is willing to accept this option, or the entire site could be allocated in a phased approach to suit the District Council's requirements.

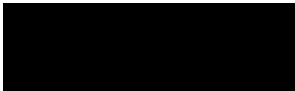
Alternatively the landowner would be willing to accept an allocation for either the site of the poultry unit only (1.15 hectares) or the remaining undeveloped land only (1.98 hectares) based on the District Council's requirements for housing allocations in the area.

It is important to note that the entire site is located outside of the catchment areas of the River Wensum SAC and the Broads SAC and Ramsar site, so that the nutrient neutrality issues that are affecting residential development across other parts of the Breckland District and the County will not be an issue for development of this site.

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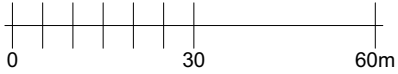
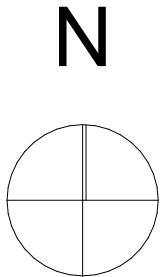
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<b>Signature</b>		<b>Date</b>	20/05/2022
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Issue Status		Call For Sites		
This drawing is copyright. Only figured dimensions to be worked to.				
Revision		Drawn	Check	Date
A	Red line boundary revised.	JW	MR	19.05.22



project		
Woodside Farm, Thompson, Norfolk, IP24 1PJ		
drawing		
Location Plan		
date	19.05.22	scale 1:1250 @ A3
drawn	JRW	check MDR

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**Breckland District Council**

**March 2022**

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- In order to provide us with a complete picture please provide as much information as possible

The council has undertaken similar call for site exercises in the past. However, as this is a new Plan with additional questions on deliverability and availability, it is important to note that sites previously submitted to the council for consideration **will not** be considered as part of the review of the Local Plan. Only sites that are submitted through this exercise will be considered further. The outcome of the assessment will be made publicly available, and the intention is that the assessment will be reviewed periodically.

Wherever possible, submissions should be completed and saved electronically and emailed to us at: [planning.policyteam@breckland.gov.uk](mailto:planning.policyteam@breckland.gov.uk). Alternatively, completed forms can be printed and returned to us by post using the address below:

Breckland Council: Local Plan Update:  
Call for Sites  
Planning Department  
Breckland Council  
Elizabeth House,  
Walpole Loke,  
Dereham, Norfolk,  
NR19 1EE

Sites should be submitted to the council by **17:00 on 20 May 2022**. Sites submitted after this point may not be accepted and consequently not considered.

<b>Housing:</b>	
Sites should be capable of accommodating five dwellings or more and / or have an area of 0.25 hectares or more	<p>Housing can include dwelling houses, houses in multiple occupation and some types of other communal accommodation such as residential institutions and supported living such as Extra Care sites, sites for Gypsy and Travelers and Travelling Showpeople can also contribute to meeting housing needs.</p> <p>The extent to which more specialist forms of housing will contribute towards meeting the Council's housing requirement is subject to scrutiny of various factors including, the amount of market housing that would be released back into the overall supply or the number of separate dwellings developments would deliver.</p>
<b>Economic Development and Other Uses:</b>	
Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

The council can only consider sites which are within the administrative area of Breckland Council. However, cross boundary sites, where part of the site is within Breckland and broad locations will be considered.

**More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.**


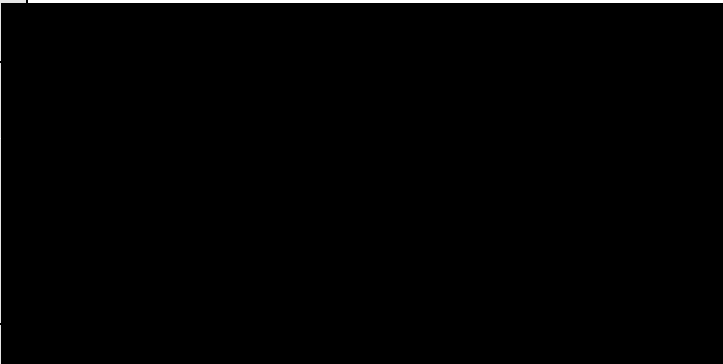
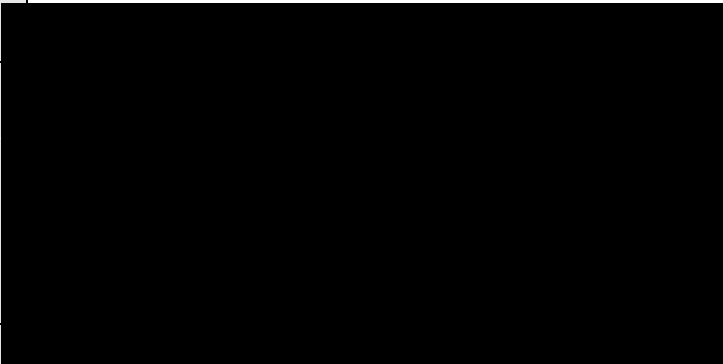
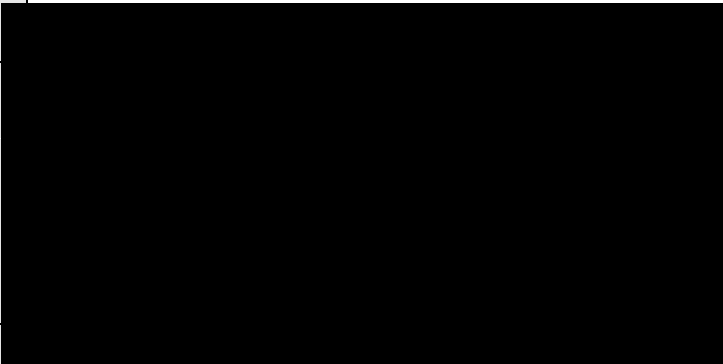
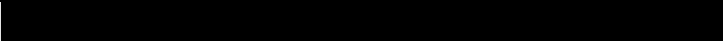
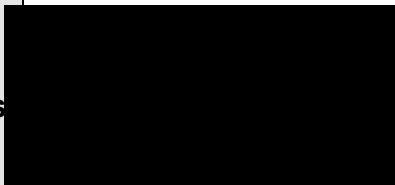


All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Breckland Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Housing Market Area partners, and external consultants, working on our behalf, who may contact you about your site. We will also publish your submission as part of the Local Plan process. Any personal data will be removed.



## Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)

### SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS			
Name			
Organisation (if applicable)	ARMSTRONG RIGG PLANNING		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner	<input type="checkbox"/>	A Planning Consultant	<input checked="" type="checkbox"/>
A Developer	<input type="checkbox"/>	Planning / Land Agent	<input type="checkbox"/>
A Registered Social Housing Provider	<input type="checkbox"/>	Resident / Parish or Town Council	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		
If acting on behalf of a landowner /developer please provide their details			

## SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	LAND OFF TOTTINGTON ROAD, THOMPSON
Postcode	N/A - GRID REF: 591920 , 296427
Total site area (hectares)	0.6ha
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	0.6ha
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Yes
Is the site Brownfield or greenfield? (If both please provide the area split)	Greenfield
Are there any buildings or uses on site that are to be retained?	No

## PROPOSED DEVELOPMENT

### SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	<input checked="" type="checkbox"/>	Affordable only	
	First homes	<input checked="" type="checkbox"/>	Housing for older people	
	Custom/self-build	<input checked="" type="checkbox"/>	Student	
	Gypsy and traveller site	<input type="checkbox"/>	Travelling showpeople site	
	A mix of housing types:	<input type="checkbox"/>		
Other (Please specify)				
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	5 dwellings			

## SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.  
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES				
Type of development proposed (please tick all that apply)	Employment		Retail	
	Leisure		Health	
	Community uses		Biodiversity net gain	X
	Public open space / sports	X	Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed	THE SITE IS CURRENTLY AGRICULTURAL LAND WHICH PRESENTS A GOOD OPPORTUNITY TO DELIVER BIODIVERSITY NET GAIN. THERE IS AN EXISTING POND TO THE SOUTH-WEST OF THE SITE THAT COULD BE INCORPORATED INTO AN NEW AREA OF INFORMAL PUBLIC OPEN SPACE.			
Estimate of the floorspace for each use proposed in square metres	N/A			

## AVAILABILITY

### SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	<b>X</b>	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)						
Names and contact details for all owners of the site (if different from Section 1)			SEE SECTION 1			
Have the owners of all parts of the site indicated support for your proposals for the site?			YES			

## SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		X	
Does any further land need to be acquired to develop the site?		X	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		X	

## SUITABILITY

## SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	X	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	THERE IS AN EXISTING AGRICULTURAL ACCESS ONTO TOTTINGTON ROAD THAT CAN BE UPGRADED TO PROVIDE SAFE VEHICULAR AND PEDESTRIAN ACCESS.			
Do you control the land necessary to provide safe vehicular access to the site?	YES.			

## SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	X		
	Mains sewerage	X		
	Electrical supply	X		
	Gas supply			X
	Broadband	X		
	Other (please specify):			

## DELIVERABILITY

### SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	X	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	5			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		X		
Is there known developer interest in the site?	X			
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?		X		
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		X		



## OTHER INFORMATION

### SECTION 10: OTHER RELEVANT INFORMATION

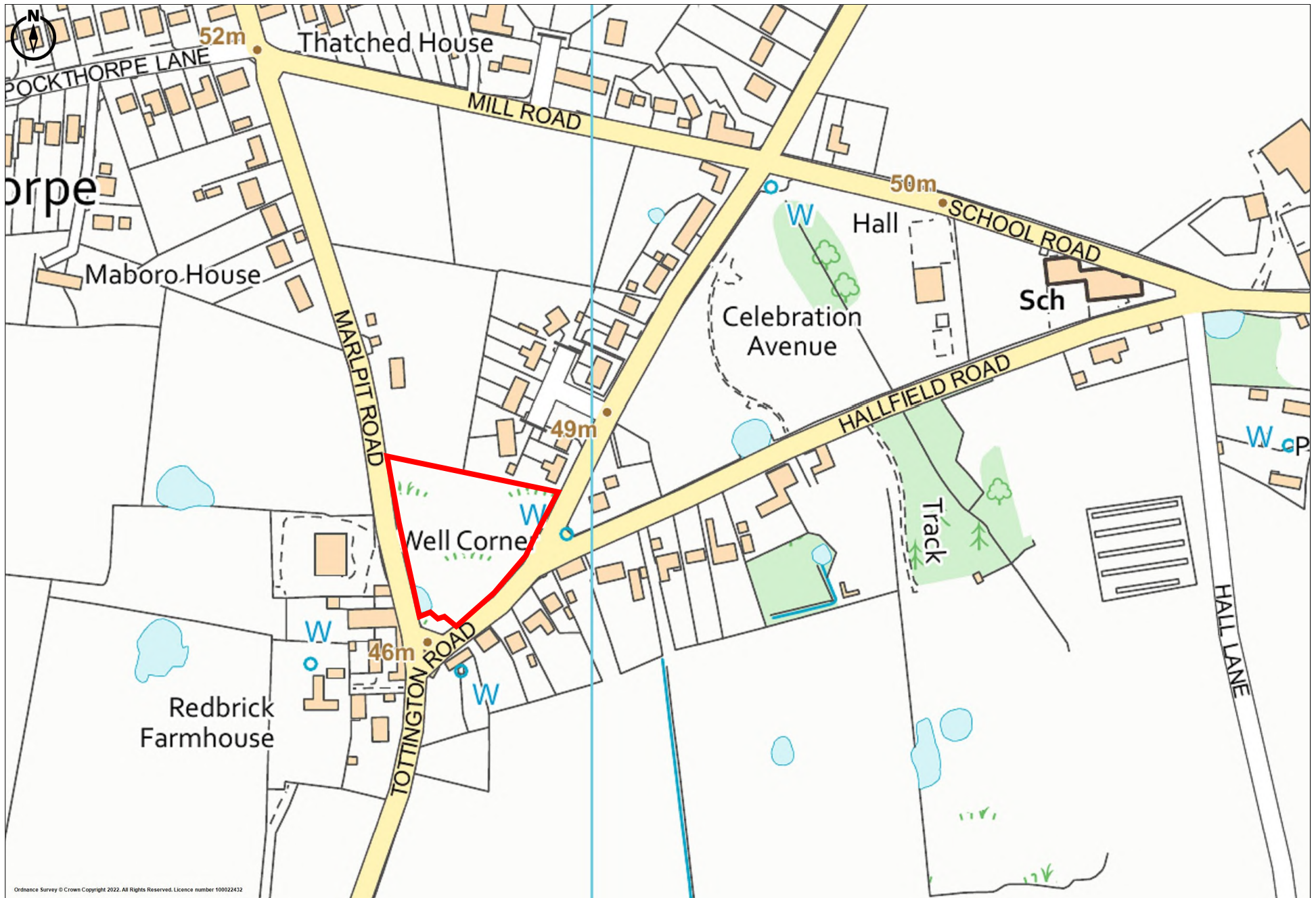
Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

#### SECTION 10: OTHER RELEVANT INFORMATION

The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

**If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☒**

<b>Signature</b>		<b>Date</b>	18/05/2022
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## **Breckland Local Plan Update**

### **Call for Potential Development Sites (2022)**

**Breckland District Council**

**March 2022**

This form should be used to promote land for the Call for Sites. The 'Call for Sites' is the opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 20 to 30 years. The site suggestions received by us will be used to inform the update of the Local Plan. The call for sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work (as set out in the accompanying Guidance Note).

For further information on the Call for Sites please refer to the accompanying Guidance Note and frequently asked questions

How to complete the form:

- Please complete separate forms for each site promoted
- Please provide your name and email address so we can contact you to clarify or to seek further information if needed
- Please provide a location plan (on an OS map base) clearly identifying the extent of the site boundary
- Where there are multiple landowners, landownership boundaries must be defined. Please confirm whether every landowner has agreed that their land be promoted for possible development
- In order to provide us with a complete picture please provide as much information as possible

The council has undertaken similar call for site exercises in the past. However, as this is a new Plan with additional questions on deliverability and availability, it is important to note that sites previously submitted to the council for consideration **will not** be considered as part of the review of the Local Plan. Only sites that are submitted through this exercise will be considered further. The outcome of the assessment will be made publicly available, and the intention is that the assessment will be reviewed periodically.

Wherever possible, submissions should be completed and saved electronically and emailed to us at: [planning.policyteam@breckland.gov.uk](mailto:planning.policyteam@breckland.gov.uk). Alternatively, completed forms can be printed and returned to us by post using the address below:

Breckland Council: Local Plan Update:  
Call for Sites  
Planning Department  
Breckland Council  
Elizabeth House,  
Walpole Loke,  
Dereham, Norfolk,  
NR19 1EE

Sites should be submitted to the council by **17:00 on 20 May 2022**. Sites submitted after this point may not be accepted and consequently not considered.

<b>Housing:</b>	
Sites should be capable of accommodating five dwellings or more and / or have an area of 0.25 hectares or more	<p>Housing can include dwelling houses, houses in multiple occupation and some types of other communal accommodation such as residential institutions and supported living such as Extra Care sites, sites for Gypsy and Travelers and Travelling Showpeople can also contribute to meeting housing needs.</p> <p>The extent to which more specialist forms of housing will contribute towards meeting the Council's housing requirement is subject to scrutiny of various factors including, the amount of market housing that would be released back into the overall supply or the number of separate dwellings developments would deliver.</p>
<b>Economic Development and Other Uses:</b>	
Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

The council can only consider sites which are within the administrative area of Breckland Council. However, cross boundary sites, where part of the site is within Breckland and broad locations will be considered.



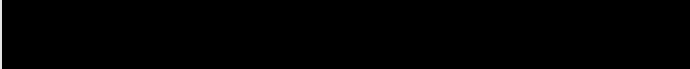
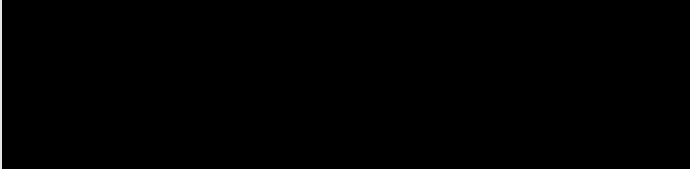
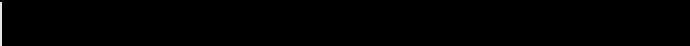
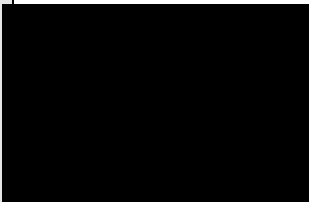
**More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.**



All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Breckland Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Housing Market Area partners, and external consultants, working on our behalf, who may contact you about your site. We will also publish your submission as part of the Local Plan process. Any personal data will be removed.

## Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)

### SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS			
Name			
Organisation (if applicable)	ARMSTRONG RIGG PLANNING		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner	<input type="checkbox"/>	A Planning Consultant	<input checked="" type="checkbox"/>
A Developer	<input type="checkbox"/>	Planning / Land Agent	<input type="checkbox"/>
A Registered Social Housing Provider	<input type="checkbox"/>	Resident / Parish or Town Council	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		
If acting on behalf of a landowner /developer please provide their details			

## SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	LAND OFF MARLPIT ROAD, THOMPSON
Postcode	N/A - GRID REF: 591873 , 296630
Total site area (hectares)	0.4ha
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	0.4ha
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Yes
Is the site Brownfield or greenfield? (If both please provide the area split)	Greenfield
Are there any buildings or uses on site that are to be retained?	No

## PROPOSED DEVELOPMENT

### SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	<input checked="" type="checkbox"/>	Affordable only	
	First homes	<input checked="" type="checkbox"/>	Housing for older people	
	Custom/self-build	<input checked="" type="checkbox"/>	Student	
	Gypsy and traveller site	<input type="checkbox"/>	Travelling showpeople site	
	A mix of housing types:	<input type="checkbox"/>		
Other (Please specify)				
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	5 dwellings			



## SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.  
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES				
Type of development proposed (please tick all that apply)	Employment		Retail	
	Leisure		Health	
	Community uses		Biodiversity net gain	X
	Public open space / sports		Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed	THE SITE IS CURRENTLY AGRICULTURAL LAND WHICH PRESENTS A GOOD OPPORTUNITY TO DELIVER BIODIVERSITY NET GAIN.			
Estimate of the floorspace for each use proposed in square metres	N/A			

## AVAILABILITY

### SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	<b>X</b>	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)						
Names and contact details for all owners of the site (if different from Section 1)			SEE SECTION 1			
Have the owners of all parts of the site indicated support for your proposals for the site?			YES			

## SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		X	
Does any further land need to be acquired to develop the site?		X	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		X	

## SUITABILITY

## SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	X	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	THERE IS AN EXISTING AGRICULTURAL ACCESS ONTO MARLPIT ROAD THAT CAN BE UPGRADED TO PROVIDE SAFE VEHICULAR AND PEDESTRIAN ACCESS.			
Do you control the land necessary to provide safe vehicular access to the site?	YES.			

## SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	X		
	Mains sewerage	X		
	Electrical supply	X		
	Gas supply			X
	Broadband	X		
	Other (please specify):			

## DELIVERABILITY

### SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	X	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	5			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		X		
Is there known developer interest in the site?	X			
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?		X		
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		X		

## OTHER INFORMATION

### SECTION 10: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

#### SECTION 10: OTHER RELEVANT INFORMATION

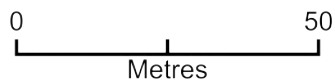
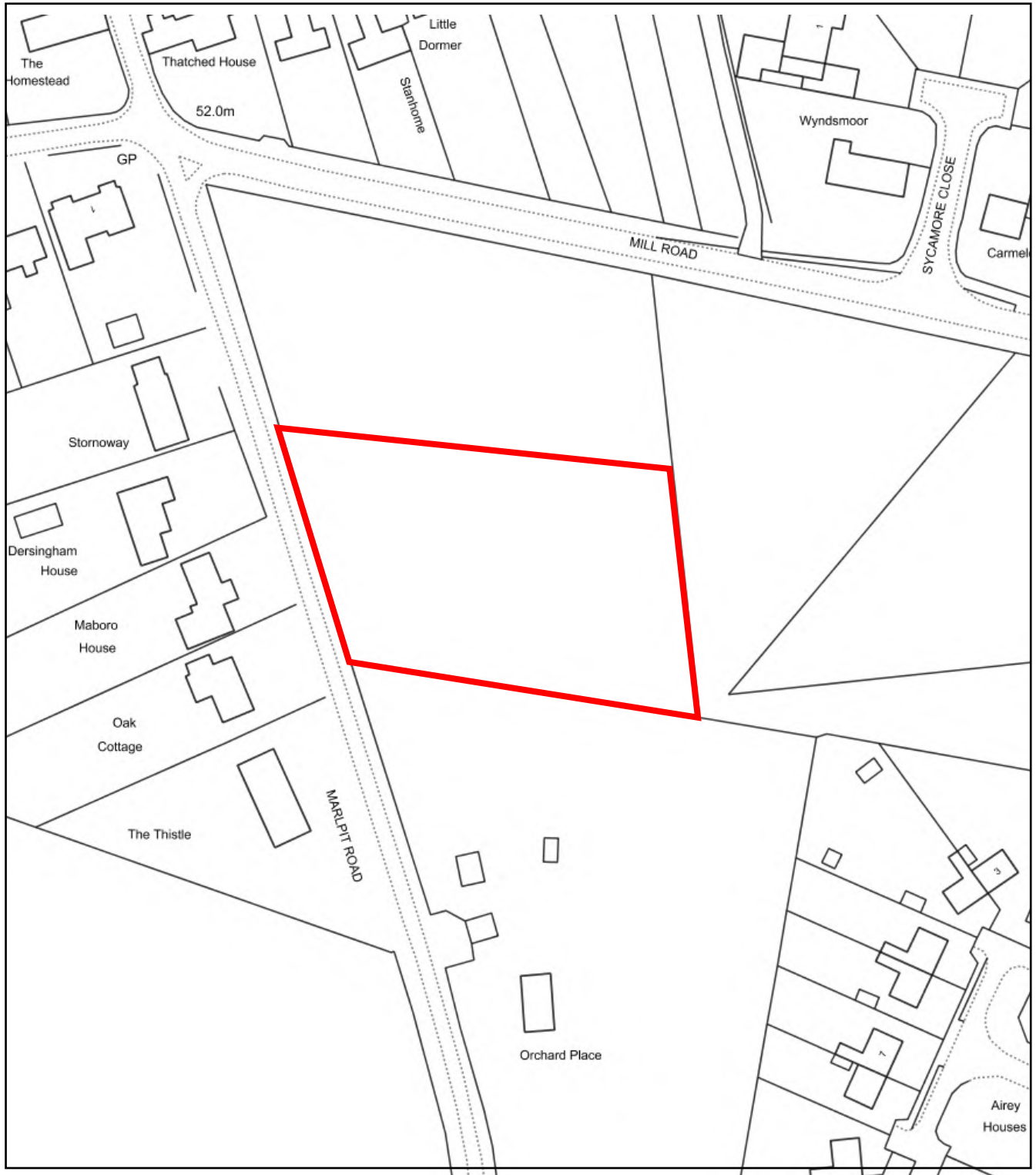
THE SITE FORMS PART OF THE SAME FIELD AS LAND WITH PERMISSION IN PRINCIPLE FOR 4 DWELLINGS (REF: 3PL/2020/1215/PIP). THE DEVELOPMENT OF THIS REMAINING LAND WILL HELP TO ROUND OF THE COMMITTED DEVELOPMENT TO THE NORTH.

The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

**If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☒**

<b>Signature</b>		<b>Date</b>	18/05/2022
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# Site Location Plan



Plan Produced for:



Date Produced: 28 Oct 2020

Plan Reference Number: TQRQM17313122040181

Scale: 1:1250 @ A4



**Breckland**  
COUNCIL

## **Breckland Local Plan Update**

### **Call for Potential Development Sites (2022)**



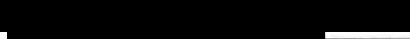
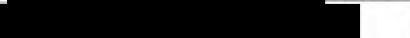
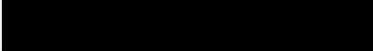

**Breckland District Council**

**March 2022**



**Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)**

**SECTION 1: YOUR DETAILS**

<b>SECTION 1: YOUR DETAILS</b>			
Name			
Organisation (if applicable)			
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner	<input checked="" type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
A Developer	<input type="checkbox"/>	Planning / Land Agent	<input type="checkbox"/>
A Registered Social Housing Provider	<input type="checkbox"/>	Resident / Parish or Town Council	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		
If acting on behalf of a landowner /developer please provide their details	<input type="text"/>		

## SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	REGGYS CRISTON ROAD MERTON <del>THEFORD</del>
Postcode	IP24 1PX
Total site area (hectares)	2.46 Ha
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Y/E
Is the site Brownfield or greenfield? (If both please provide the area split)	GREEN FIELD
Are there any buildings or uses on site that are to be retained?	

## PROPOSED DEVELOPMENT

### SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	<input type="checkbox"/>	Affordable only	<input type="checkbox"/>
	First homes	<input type="checkbox"/>	Housing for older people	<input type="checkbox"/>
	Custom/self-build	<input type="checkbox"/>	Student	<input type="checkbox"/>
	Gypsy and traveller site	<input type="checkbox"/>	Travelling showpeople site	<input type="checkbox"/>
	A mix of housing types:	<input type="checkbox"/>		
Other (Please specify)				
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots				

#### SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.  
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES			
Type of development proposed (please tick all that apply)	Employment	<input checked="" type="checkbox"/>	Retail
	Leisure	<input type="checkbox"/>	Health
	Community uses	<input type="checkbox"/>	Biodiversity net gain
	Public open space / sports	<input type="checkbox"/>	Care Home
Other (Please specify)			
Please provide more detail about the type of development proposed	IN ADDITION TO WALSINGHAM		
Estimate of the floorspace for each use proposed in square metres			

## AVAILABILITY

### SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	<input checked="" type="checkbox"/>	Part owner of the site	<input type="checkbox"/>	Lessee	<input type="checkbox"/>
	Option holder	<input type="checkbox"/>	No ownership	<input type="checkbox"/>		
Other (please describe)						
Names and contact details for all owners of the site (if different from Section 1)						
Have the owners of all parts of the site indicated support for your proposals for the site?						

## SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		✓	
Does any further land need to be acquired to develop the site?		✓	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		✓	

## SUITABILITY

### SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS			
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	✓	No
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.			
Do you control the land necessary to provide safe vehicular access to the site?	✓		

**SECTION 8: SITE UTILITIES/ INFRASTRUCTURE**

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	✓		
	Mains sewerage			
	Electrical supply	✓		
	Gas supply			
	Broadband			
	Other (please specify):			

## DELIVERABILITY

### SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	<input checked="" type="checkbox"/>	Five to 10 years	<input type="checkbox"/>
	10 to 15 years	<input type="checkbox"/>	Over 15 years	<input type="checkbox"/>
What is the estimated annual delivery rate? (dwellings per year)				
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is there known developer interest in the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



## OTHER INFORMATION

### SECTION 10: OTHER RELEVANT INFORMATION

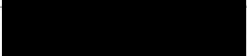
Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

#### SECTION 10: OTHER RELEVANT INFORMATION

THIS SITE IS REQUIRED TO  
ASSIST THE WAYNTHAM FIELD  
SITE IN TRAINING HORSES FOR  
SHOWJUMPING

The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☐

Signature		Date	20-10-2020
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# Parcel details

P E GARNER & SON

This is a summary of the land parcel information Rural Payments currently holds for this land.

Parcel ID: TL9397 2988

Summary	
BPS eligible area (ha)	2.46
Total area (ha)	2.46



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## Land Covers

These are the land covers you have told us about.

Land cover	Total area (ha)
Arable Land	2.46
Total area	2.46



**Breckland**  
COUNCIL

## **Breckland Local Plan Update**

### **Call for Potential Development Sites (2022)**

**Breckland District Council**

**March 2022**

This form should be used to promote land for the Call for Sites. The 'Call for Sites' is the opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 20 to 30 years. The site suggestions received by us will be used to inform the update of the Local Plan. The call for sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work (as set out in the accompanying Guidance Note).

For further information on the Call for Sites please refer to the accompanying Guidance Note and frequently asked questions

How to complete the form:

- Please complete separate forms for each site promoted
- Please provide your name and email address so we can contact you to clarify or to seek further information if needed
- Please provide a location plan (on an OS map base) clearly identifying the extent of the site boundary
- Where there are multiple landowners, landownership boundaries must be defined. Please confirm whether every landowner has agreed that their land be promoted for possible development
- In order to provide us with a complete picture please provide as much information as possible

The council has undertaken similar call for site exercises in the past. However, as this is a new Plan with additional questions on deliverability and availability, it is important to note that sites previously submitted to the council for consideration **will not** be considered as part of the review of the Local Plan. Only sites that are submitted through this exercise will be considered further. The outcome of the assessment will be made publicly available, and the intention is that the assessment will be reviewed periodically.

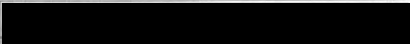


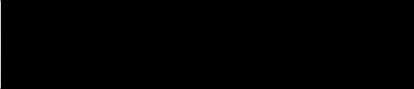
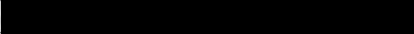
Wherever possible, submissions should be completed and saved electronically and emailed to us at: [planning.policyteam@breckland.gov.uk](mailto:planning.policyteam@breckland.gov.uk). Alternatively, completed forms can be printed and returned to us by post using the address below:

Breckland Council: Local Plan Update:  
Call for Sites  
Planning Department  
Breckland Council  
Elizabeth House,  
Walpole Loke,  
Dereham, Norfolk,  
NR19 1EE

Sites should be submitted to the council by **17:00 on 20 May 2022**. Sites submitted after this point may not be accepted and consequently not considered.

**Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)**

**SECTION 1: YOUR DETAILS**

SECTION 1: YOUR DETAILS			
Name			
Organisation (if applicable)			
Email	William @ Norfolkparties.co.uk		
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner	<input checked="" type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
A Developer	<input type="checkbox"/>	Planning / Land Agent	<input type="checkbox"/>
A Registered Social Housing Provider	<input type="checkbox"/>	Resident / Parish or Town Council	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		
If acting on behalf of a landowner / developer please provide their details	<input type="checkbox"/>		

## SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	WALSINGHAM FIELD CARFIELD FARM MERTON THETFORD
Postcode	IP24 1PX
Total site area (hectares)	7.29
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	YES CURRENTLY IN BREAK FROM GRAZING STABLE STILL IN PLACE
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	
Is the site Brownfield or greenfield? (If both please provide the area split)	GREEN FIELD
Are there any buildings or uses on site that are to be retained?	YES

## PROPOSED DEVELOPMENT

### SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market		Affordable only	
	First homes		Housing for older people	
	Custom/self-build		Student	
	Gypsy and traveller site		Travelling showpeople site	
	A mix of housing types:			
Other (Please specify)	EQUESTRIAN USE			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots				



#### SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.  
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES			
Type of development proposed (please tick all that apply)	Employment	<input checked="" type="checkbox"/>	Retail
	Leisure	<input type="checkbox"/>	Health
	Community uses	<input type="checkbox"/>	Biodiversity net gain
	Public open space / sports	<input type="checkbox"/>	Care Home
Other (Please specify)	EQUESTRIAN USE 15 SHOWJUMPING - TRAINING HORSES		
Please provide more detail about the type of development proposed	FURTHER POST & RAIL FENCING STABLES, TRAINING FACILITIES + HOUSE FOR SECURITY REASONS		
Estimate of the floorspace for each use proposed in square metres			

## AVAILABILITY

### SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP					
What is your/your client's interest in the site?	Sole owner of the site	<input checked="" type="checkbox"/>	Part owner of the site	<input type="checkbox"/>	Lessee
	Option holder	<input type="checkbox"/>	No ownership	<input type="checkbox"/>	
Other (please describe)					
Names and contact details for all owners of the site (if different from Section 1)					
Have the owners of all parts of the site indicated support for your proposals for the site?					

## SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		✓	
Does any further land need to be acquired to develop the site?		✓	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		✓	

## SUITABILITY

### SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	✓	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.				
Do you control the land necessary to provide safe vehicular access to the site?	YES			

## SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	✓		
	Mains sewerage		✓	
	Electrical supply	✓		
	Gas supply		✓	
	Broadband	✓		
	Other (please specify):			

## DELIVERABILITY

### SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

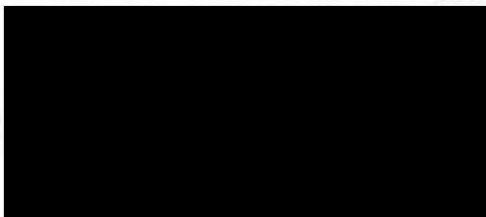
SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	<input checked="" type="checkbox"/>	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)				
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		<input checked="" type="checkbox"/>		
Is there known developer interest in the site?		<input checked="" type="checkbox"/>		
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?				
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		<input checked="" type="checkbox"/>		

## OTHER INFORMATION

### SECTION 10: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

#### SECTION 10: OTHER RELEVANT INFORMATION



The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☐

Signature



Date

30-10-2022

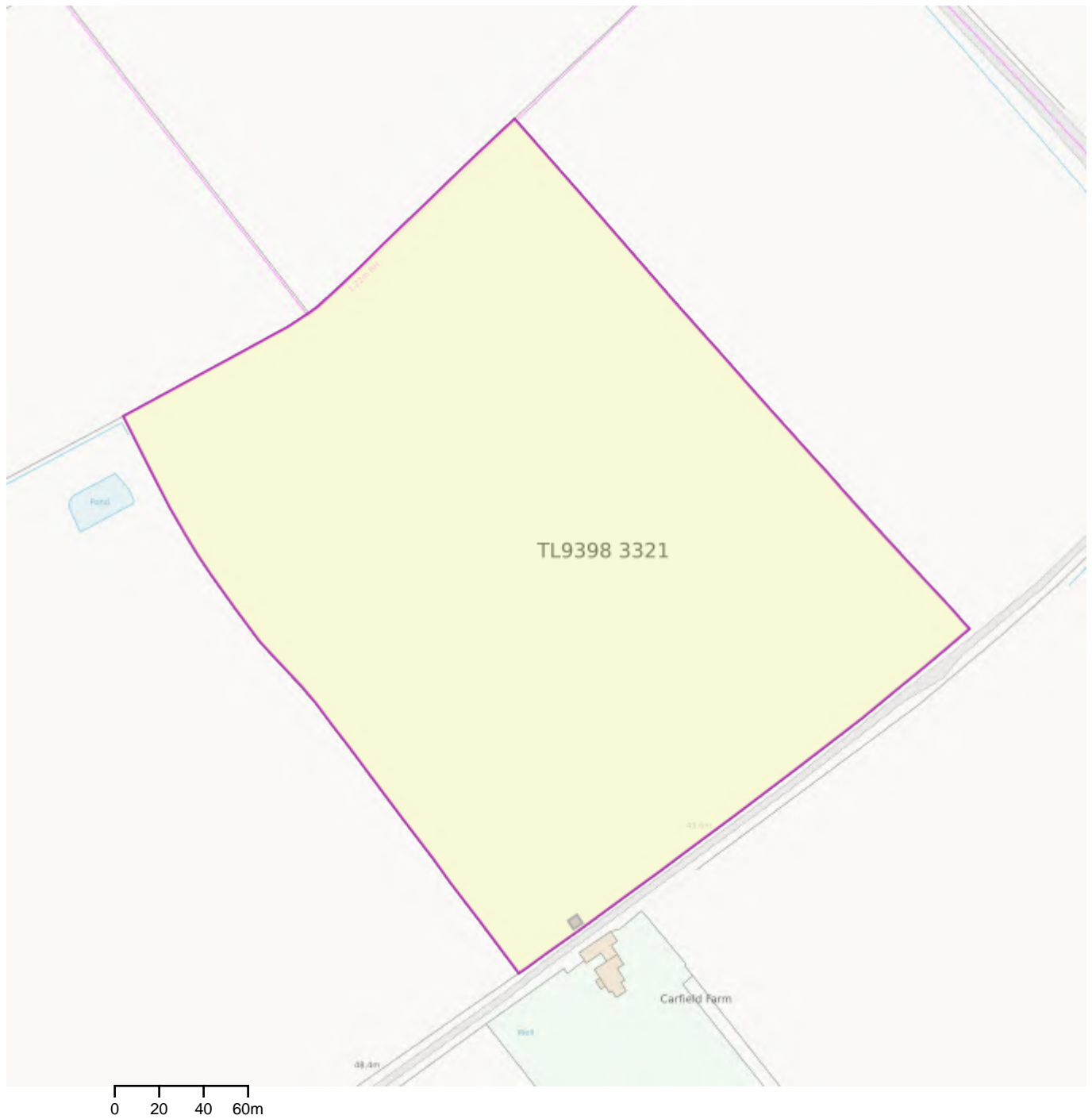
# Parcel details

P E GARNER & SON

This is a summary of the land parcel information Rural Payments currently holds for this land.

Parcel ID: TL9398 3321

Summary	
BPS eligible area (ha)	7.29
Total area (ha)	7.30



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## Land Covers

These are the land covers you have told us about.

Land cover	Total area (ha)
Arable Land	7.29
Farm Building	< 0.01
Total area	7.30